Seattle Department of Construction & Inspections

DESIGN REVIEW

ADMINISTRATIVE RECOMMENDATION
SOUTHEAST

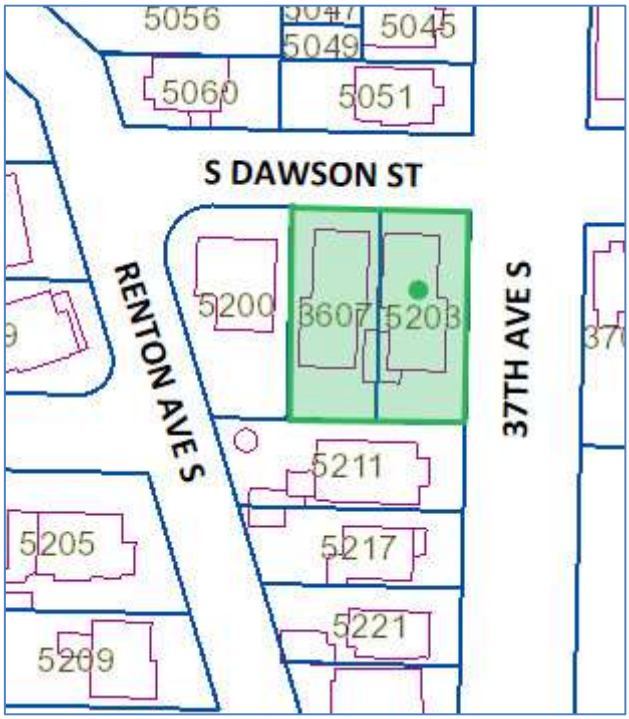
Record Number:	3029728-LU
Address:	5203 37th Avenue South
Applicant:	Mark Wierenga, David Vandervort Architects
Report Date:	Thursday, March 21, 2019
SDCI Staff:	Joseph Hurley, Senior Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) LR2
(South) Single Family, 5,000-square foot minimum lot size (SF5000)
(East) SF5000
(West) LR2

Lot Area: 10,120-square feet



Current Development:
The subject site contains two existing residential, duplex structures with onsite parking. The site slopes up approximately 10-feet from east to west, and 20-feet from north to south.

Surrounding Development and Neighborhood Character:
Surrounding development consists of single- and multi-family structures, a one-story commercial structure to the northeast, and Hitt's Hill Park to the south and east. Dawson St is improved with an existing sidewalk, and 37th Ave S is improved with an existing sidewalk and 24-foot wide planter strip. The site is within walking distance of Rainier Ave S and Martin Luther King, Jr. Way S: streets with multiple public transit options.

The character of the neighborhood is an eclectic mix of architectural languages utilizing shed rooflines, contemporary forms, wood, brick, and concrete.

Access:
Vehicular access is currently provided to the site via two curb cuts on Dawson St. The project proposes no vehicular parking. Pedestrian access is proposed via the primary entry facing Dawn St.

Environmentally Critical Areas:
A portion of the site is mapped Steep Slope Erosion Hazard Area.

PROJECT DESCRIPTION
Administrative Design Review proposing a 3-story structure with 45 small efficiency dwelling units. No parking proposed. Existing structures to be demolished.

The design packet materials are available online by entering the project number at this website: http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Address:	**Public Resource Center** 700 Fifth Ave., Suite 2000 P.O. Box 34019 Seattle, WA 98124-4019
Email:	PRC@seattle.gov

ADMINISTRATIVE EARLY DESIGN GUIDANCE March 7, 2018

PUBLIC COMMENT

The public comment period ended February 7, 2018. Comments received expressed concerns related to lack of on-street parking, sidewalk improvements, project scale, and density.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. SDCI does not have authority over density allowed by Code.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provided the following siting and design guidance.

1. **Massing**. SDCI Staff supported the stepped massing shown in Option 3 and ask the applicant to proceed with development based on this option. Staff identified the following positive aspects as the basis of their support of Option 3:

a. The use of well-composed, significant massing changes to successfully mitigate the scale of this (contextually) large project. **DC2-A-2, CS2-D**
b. The clear connection between those massing changes and changes in cladding material. **DC2-E-1, DC2-B**
c. The way the project 'tucks in' to the hillside to the south, affording the opportunity to step-down (and back) the massing at the two street-edges. **DC2-A-1, CS1-C-2.**
d. The placement of the exterior amenity area to the south and (effectively) below-grade, which both increases the likelihood of its active use and mitigates that use's impact on the single-family zone it abuts. **DC3-B, CS2-D-3, CS2-D-5, PL1-C-1**
e. The (implied) high quality cladding materials and clean and expressive detailing of same. **DC4-A-1, DC2-B-1**
f. The high percentage of windows and glazed doors on street-facing facades (including transom and corner windows) and their graceful proportions and composition. **DC2-B-1, CS2-B-2**
g. The simple composition and (again, implied) high quality materials that make up the secondary architectural elements, (balconies, railings, roof overhangs, etc.) **DC2-C**

2. **Corner Treatment**. Staff supported the distinctive corner element as an effective scale-mitigation strategy, but remains concerned that the positive impact is compromised at the ground floor (where the corner is proud of the unit above and then planes-out with the east façade, is clad identically to the north façade, and seems to have occupiable space and also a balcony above). Staff look forward to seeing a solution that is clear and well composed. **DC2-B, CS2-C-1, CS2-A-2**

3. **Identifiable Entry**. Staff supported the location of the principal entry, but noted that it is not as well articulated or clearly identifiable as could be.

a. Resolve this entry visibility issue (with the other corner issues) to create a distinctive element that is easily identifiable, welcoming to visitors, and visually connected to the street..
b. The design of this entry area could likely incorporate elements in the ground plane and overhead, potentially augmented by landscape and lighting. **PL3-A-1, PL3-A-2, PL3-A-4**

4. **East Edge**. The 37th Ave right-of-way is a unique condition (the very large parking strip, the adjacent park (and park-like) condition on the street), and presents a great opportunity to create a vibrant, active edge to the project.

a. Staff encourages further connecting those units on the east edge directly to the street, possibly employing a row-house typology of stoops-up and stairs-down (which would have the additional benefit of activating the basement units with access rather than just light).
b. The site plan indicates that there could be enough room on that edge to develop elements that support security and privacy. **CS2-B-2, PL3-B-4, PL3-B-1**

5. **Site Planning and Outdoor Space**. While staff support the location of the amenity space, there is concern about its shape and character, as well as the unusual edge condition where it abuts the building on the east.

a. Please develop this element to encourage its use by residents and show clearly (with some combination of plan, section, elevation, perspective) how this solution meets the criteria in **DC3-A** and **DC3-B.**

6. **Bicycles**. The site is ideally located for residents who use a bicycle as their principal mode of transportation (easy access to transit, services, the heart of Columbia City).

a. Staff is encouraged to see bicycle parking in the drawings at EDG, but ask the applicant more fully develop this feature to clearly fit the unique access/egress needs of cyclists. **PL4-B-1, PL4-B-2**

7. **Exterior Elements and Finishes.** Staff noted that the success of this simple composition hinges on the use of high-quality materials and the clean, weatherly detailing of same. To that end, please include in the permit application:

a. Clear identification and specification of all exterior materials.
b. Seminal details for siding, windows, railings, and transitions.

Note: Please remember that in addition to these priorities, all of the Design Review Guidelines (below) still apply. On this project (for instance), staff did not provide any guidance on exterior lighting, but criteria noted in DC4-C still must be met.

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's recommendation on the requested departure(s) were based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the EARLY DESIGN GUIDANCE review, the following departure was requested:

1. **Setbacks and Separations (SMC 23.45.518.L.1**): The Code requires a 12-foot upper level setback from all street lot lines for portions of the structure above a height of 34-feet. The applicant proposes a reduction of this setback to seven feet from 37th Ave S.

SDCI staff appreciate the applicant's explicit rationale for how the intent of the guidelines are better met by this design and preliminarily supports the requested departure pending resolution of the design guidance provided.

RECOMMENDATION March 18, 2019

PUBLIC COMMENT

SDCI received the following public comments:

- Concerned with on-street parking;
- Concerned with sidewalk and street improvements;
- Felt project scale is too large;
- Concerned with shadows cast on adjacent properties;
- Stated there is a lack of parking in the neighborhood;
- Concerned with increased density;
- Disagreed with inappropriateness of zoning at this site; and
- Concerned with lack of adequate city infrastructure.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: http://web6.seattle.gov/dpd/edms/

SDCI PRELIMINARY RECOMMENDATIONS & CONDITIONS

SDCI visited the site, considered the analysis of the site and context by the proponents, and considered public comment. SDCI design recommendations are summarized below.

1. **Massing**. SDCI Staff approves of the stepped massing proposed for the project and identifies the following positive aspects as the basis of their support:

a. The use of well-composed, significant massing changes to mitigate the scale of this (contextually) large project. **DC2-A-2, CS2-D**
b. The clear connection between those massing changes and changes in cladding material. **DC2-E-1, DC2-B**
c. The way the project 'tucks in' to the hillside to the south, affording the opportunity to step-down (and back) the massing at the two street-edges. **DC2-A-1, CS1-C-2.**
d. The high percentage of windows and glazed doors on street-facing facades (including transom and corner windows) and their graceful proportions and composition. **DC2-B-1, CS2-B-2**

2. **Corner Treatment**. Staff recommends approval of the distinctive corner element as an effective scale-mitigation strategy and recommends a condition to recreate the 'accent' on this element that was supported in the EDG drawings through the use of a distinctive natural or integrated-color cladding material. **DC2-B, CS2-C-1, CS2-A-2**

3. **Identifiable Entry**. Staff approves of the location of the principal entry and find it to be an easily identifiable location, welcoming to visitors, visually connected to the street, incorporating elements in the ground plane and overhead, and augmented by landscape and lighting. **PL3-A-1, PL3-A-2, PL3-A-4**

4. **East Edge**. Staff agrees with the creation of a direct-entry unit along 37th Ave. S. but is concerned that its singularity makes it read as a public entry for the building. Staff recommends a condition to add two additional direct-entry units at this edge, composing their entry sequences and secondary features to mark them as private entry points. **CS2-B-2, PL3-B-4, PL3-B-1**

6. **Bicycles**. The site is ideally located for residents who use a bicycle as their principal mode of transportation (easy access to transit, services, the heart of Columbia City). Staff recommends approval of the dedicated route provided for cyclists and the details attuned to their unique access/egress needs. **PL4-B-1, PL4-B-2**

7. **Exterior Elements and Finishes.** Staff notes that the success of this simple composition hinges on the use of high-quality materials and the clean, crisp detailing of same. To that end, staff recommends conditions to include the following in the permit application:

1. Recommended condition: Clearly identify and specify all exterior materials in the construction application plan set. (DC4-A)
2. Recommended condition: For cement-panel siding materials with a thickness of less than 7/16", provide typical assembly details including walls, corners, windows, panel joints, and transitions in the construction application plan set. These details should include all critical dimensions and material specifications (furring type and spacing, reveal widths, flashing gauge and finish, etc.). (DC4-A)
3. Staff note: For commercial construction, the principal manufacturers of cementitious-board siding require their products to be installed in a ventilated rainscreen assembly. Regardless of substrate, it must be a level plane such that the siding material it carries will meet the GD&T tolerance for flatness identified in the manufacturers technical documents or □ = 0.125", whichever is lower.
4. Recommended condition: If a different system than a ventilated rainscreen is proposed for this project, demonstrate clearly in the construction application plan set how this assembly will insure that all siding materials remain level, square, plumb, and true for the reasonable life of the building. (DC4-A)

DEVELOPMENT STANDARD DEPARTURES

SDCI Staff's preliminary recommendation on the requested departure(s) is based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the RECOMMENDATION review, the following departures were requested:

1. **Setbacks and Separations (SMC 23.45.518.L.1):** The Code requires a 12-foot upper level setback from all street lot lines for portions of the structure above a height of 34-feet. The applicant proposes a reduction of this setback from 12' to 8', along the east facing facade fronting on 37th Ave S.

   SDCI staff recognizes the applicant's explicit rationale for how the intent of guidelines *CS2.C.1: Relationship to block*, and *CS2.A.2: Architectural Presence* are better met by the proposed design than a code-compliant solution and preliminarily recommends approval of the requested departure.

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and

natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RECOMMENDATIONS

At the conclusion of the Administrative RECOMMENDATION phase, Staff recommended approval of the project with conditions.

The analysis summarized above was based on the design review packet dated January 2019 and uploaded to the record on February 22nd, 2019. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design is APPROVED and departures with the following preliminary conditions:

1. **Corner Treatment**. Use a distinctive natural or integrated-color cladding material at the corner element to create an accent effect similar to that shown in the previous EDG drawings. **DC2-B, CS2-C-1, CS2-A-2**

2. **East Edge**. Add two additional direct-entry units at this 37th St. S. edge, composing their entry sequences and secondary features to mark them as private entry points. **CS2-B-2, PL3-B-4, PL3-B-1.**

3. **Materials**. Clearly identify and specify all exterior materials in the construction application plan set. (DC4-A)

4. **Materials**. For cement-panel siding materials with a thickness of less than 7/16”, provide typical assembly details including walls, corners, windows, panel joints, and transitions in the construction application plan set. These details should include all critical dimensions and material specifications (furring type and spacing, reveal widths, flashing gauge and finish, etc.). (DC4-A)

5. **Materials**. If a different system than a ventilated rainscreen is proposed for this project, demonstrate clearly in the construction application plan set how this assembly will insure that all siding materials remain level, square, plumb, and true for the reasonable life of the building. (DC4-A)